



**ITEM NO. 1**

718 Poinsettia Avenue Parcel Map No. NP2013-001 (PA2013-008)  
718 Poinsettia Avenue

CD 6

Jason Van Patten, Planning Technician, provided a brief description of the project stating that an existing single-family residence had been demolished and was being replaced with a two-unit duplex that would provide the code required two-car parking per unit. Mr. Van Patten added that the applicant was not requesting any waivers to Title 19 Subdivision standards. He indicated that the application was for a parcel map for the purposes of creating separate ownership units and that the applicant was subject to affordable housing and park dedication fees for one additional unit. Mr. Van Patten reiterated that the single-family residence previously on the property was in fact demolished, the new duplex was under construction, clarifying the public notice and staff report, in error, indicated that the single-family residence was going to be demolished.

Referencing the draft conditions of approval, he noted, that Condition No. 7 requiring the payment of Fair Share Fees would be deleted since the applicant had already paid the fees. He further noted that Condition No. 28 would be revised to reference the Director of Community Development and not a Planning Director. He indicated that the application was for a parcel map for the purposes of creating separate ownership units and had no bearing on the construction or development of the duplex.

Paul Craft of Apex Land Surveying, appearing on behalf of the applicant, introduced himself and stated he had no questions.

The Zoning Administrator opened the public hearing.

One member of the public, Jim Mosher, spoke and indicated the tentative parcel map was confusing in showing the existing and proposed developments, and could not comprehend how the new development was significantly larger in floor area when it appeared to be smaller as shown on the tentative parcel map.

Zoning Administrator Wisneski and Mr. Craft clarified that floor area could be provided on multiple levels.

Seeing that no one else from the public wished to comment, the public hearing was closed.

The Zoning Administrator took action and approved as amended Parcel Map No. NP2013-001 and County Tentative Parcel Map 2012-135. Included in the approval was the deletion of Condition No. 7, and an amendment to Condition No. 28 to reference the Director of Community Development.

**Action:** Approved as amended

**ITEM NO. 3**

429 Orchid Avenue Parcel Map No. NP2013-007 (PA2013-036)  
429 Orchid Avenue

CD 6

Kay Sims, Assistant Planner, provided a brief description stating that the project was a parcel map for condominium purposes that would allow the new duplex currently being constructed on the property to be sold as individual units, and no waivers of Title 19 subdivision standards were being requested. The property was previously developed with a single-family residence, which had been demolished. Ms. Sims stated that the facts supported the findings for approval of the parcel map, and staff recommended approval. Ms. Sims further noted that typographical errors in Conditions of Approval No. 18 and 29, referred to in the comments received from Mr. Jim Mosher prior to the hearing, would be corrected.

Applicant Michael Terry of Rimcrest Development, Inc. on behalf of Newport Beach Partnership, LLC, introduced himself and stated that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing.

One member of the public, Mr. Jim Mosher, spoke and commented about Condition No.18 regarding the removal of two street trees associated with the property. A discussion followed with Ms. Sims stating that the condition of approval was included by the Public Works Department at the direction of the City's Urban Forester, who had reviewed the project. Mr. Mosher also mentioned that there was an additional finding included in the resolution that was not a part of the required findings for approval listed in Title 19, and he wondered why the finding was included. Zoning Administrator Wisneski stated that additional findings could be added to the resolution and it was consistent with Title 19.

Seeing that no one else from the public wished to comment, the public hearing was closed.

The Zoning Administrator approved, as amended, Parcel Map No. NP2013-007 and County Tentative Parcel Map 2012-151. Included in the approval were the amendments to Condition No. 18 and Condition No. 29 to correct typographical errors.

**Action:** Approved as amended

#### **D. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

One member of the public, Mr. Jim Mosher, spoke and commented about the resolutions not provided on the City's website since early January. He also felt that categorical exclusion applied to demolition and rebuilding of certain properties but did not apply to condominium conversions which are considered subdivisions.

#### **ADJOURNMENT**

The hearing was adjourned at 3:47 p.m.

**The agenda for the Regular Hearing was posted on March 22, 2013, at 8:45 a.m. on the City Hall Bulletin Board located outside of the City of Newport Beach Administration Building and on the City's website on March 22, 2013, at 8:35 a.m.**

---

Brenda Wisneski, AICP, Zoning Administrator